

APPENDIX 2

WYG REPORT



Keppie Massie

Fylde Council Local Plan

Construction Cost Assessments

26 August 2015



Fylde Council – Local Plan Construction Cost Assessments

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1 Introduction

WYG have supported Keppie Massie with their work for Fylde Council in respect of development viability assessments for a number of types of development in order to test Local Plan viability.

WYG’s work has been in respect of the construction costs of the different types of development anticipated and tested and this report details the methodology adopted and gives summaries of the construction cost data prepared.

The developments have been divided into two basic categories: residential and non-residential. These are considered separately.

Within the residential category we have consider costs generically and for specific developments.

2 Generic residential developments

2.1 Range of developments - Houses

Residential developments have been split into three categories based on development density and within each several different sizes of development have been used, based on the requirements of Fylde Council. For each of the cost assessments a typical level of specification has been costed. The densities adopted and number of dwellings costed are as detailed in table 1:

Brownfield

Scheme	No of dwellings	Density
1	4	30 and 40 dwellings per hectare
2	10	30 and 40 dwellings per hectare
3	25	30 and 40 dwellings per hectare
4	50	30 and 40 dwellings per hectare
5	75	30 and 40 dwellings per hectare
6	100	30 and 40 dwellings per hectare

Greenfield

Scheme	No of dwellings	Density
1	4	30 dwellings per hectare
2	10	30 dwellings per hectare
3	25	30 dwellings per hectare
4	50	30 dwellings per hectare
5	75	30 dwellings per hectare
6	100	30 dwellings per hectare
7	250	30 dwellings per hectare
8	500	30 dwellings per hectare
9	1000	30 dwellings per hectare

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Executive schemes: Greenfield and Brownfield

Scheme	No of dwellings	Density
1	10	20 dwellings per hectare
2	25	20 dwellings per hectare
3	50	20 dwellings per hectare

Table 1 – Cost Assessments Housing Development Scenarios

Net site areas have then been derived for each development typology based on the densities as follows:

Scheme	Dwelling Nos	20 dph	30 dph	40 dph
1	4 No	n/a	1,333 m2	1,000 m2
2	10 No	5,000 m2	3,333 m2	2,500 m2
3	25 No	12,500m2	8,333 m2	6,250 m2
4	50 No	25,000 m2	16,667 m2	12,500 m2
5	75 No	n/a	25,000 m2	18,750 m2
6	100 No	n/a	33,333 m2	25,000 m2
7	250 No	n/a	83,333 m2	62,500 m2
8	500 No	n/a	166,667 m2	125,000 m2
9	1000 No	n/a	333,333 m2	250,000 m2

Table 2 – Net site areas

We have then taken the methodology from the Fylde Council SLHAA to calculate the gross site areas based on the ratios contained in table 3.

Total Site Area	Net Developable Area
Less than 0.4 ha	100%
0.4 ha to 4 ha	80% of gross area
Sites over 4 ha	65% of gross area

Table 3 –SHLAA Gross to Net site area

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Based on the above we have assessed the Gross site areas contained in table 4.

Scheme	Dwelling Nos	20 dph	30 dph	40 dph
1	4 No	n/a	1,333 m2	1,000 m2
2	10 No	6,250 m2	3,333 m2	2,500 m2
3	25 No	15,625 m2	10,417 m2	7,813 m2
4	50 No	31,250 m2	20,833 m2	15,625 m2
5	75 No	n/a	31,250 m2	23,438 m2
6	100 No	n/a	41,667 m2	31,250 m2
7	250 No	n/a	128,205 m2	96,154 m2
8	500 No	n/a	256,410 m2	192,308 m2
9	1000 No	n/a	512,821 m2	384,615 m2

Table 4 – Gross site areas

For completeness we have provided at tables 5 and 6 details of the mix of accommodation for each development scenario that has been adopted for the purpose of our cost assessment.

SCHEME	NO BEDS	GFA/ DWG	30 DPH		40 DPH	
			NO	GFA	NO	GFA
Scheme 1 4 dwellings	1b	58 m2	0 No	0 m2	0 No	0 m2
	2b	75 m2	1 No	59 m2	1 No	59 m2
	3B	93 m2	2 No	186 m2	2 No	186 m2
	4b	116 m2	1No	116 m2	1 No	116 m2
	5b	158 m2	0 No	0 m2	0 No	0 m2
	TOTAL AREA		4 No	377 m2	4 No	377 m2
Scheme 2 10 dwellings	1b	58 m2	0 No	0 m2	0 No	0 m2
	2b	75 m2	1 No	75 m2	1 No	75 m2
	3B	93 m2	4 No	372 m2	4 No	372 m2
	4b	116 m2	4 No	464 m2	4 No	464 m2
	5b	158 m2	1 No	158 m2	1 No	158 m2
	TOTAL AREA		10 No	1,021 m2	10 No	1,021 m2
Scheme 3 25 dwellings	1b	58 m2	1 Nr	58 m2	1 Nr	58 m2
	2b	75 m2	5 Nr	375 m2	5 Nr	375 m2
	3B	93 m2	9 Nr	837 m2	9 Nr	837 m2
	4b	116 m2	9 Nr	1044 m2	9 Nr	1044 m2
	5b	158 m2	1 Nr	158 m2	1 Nr	158 m2
	TOTAL AREA		25 Nr	2,472 m2	25 Nr	2,472 m2
Scheme 4 50 dwellings	1b	58 m2	3 Nr	174 m2	3 Nr	174 m2
	2b	75 m2	10 Nr	750 m2	10 Nr	750 m2
	3B	93 m2	17 Nr	1581 m2	17 Nr	1581 m2
	4b	116 m2	17 Nr	1972 m2	17 Nr	1972 m2
	5b	158 m2	3 Nr	474 m2	3 Nr	474 m2
	TOTAL AREA		50 Nr	4,951 m2	50 Nr	4,951 m2
Scheme 5 75 dwellings	1b	58 m2	4 Nr	232 m2	1 Nr	232 m2
	2b	75 m2	15 Nr	1125 m2	8 Nr	1125 m2
	3B	93 m2	26 Nr	2418 m2	11 Nr	2418 m2
	4b	116 m2	26 Nr	3016 m2	4 Nr	3016 m2
	5b	158 m2	4 Nr	632 m2	1 Nr	632 m2
	TOTAL AREA		75 No	7,423 m2	75 No	7,440 m2

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SCHEME	NO BEDS	GFA/ DWG	30 DPH		40 DPH	
			NO	GFA	NO	GFA
Scheme 6 100 dwellings	1b	58 m2	5 Nr	290 m2	5 Nr	290 m2
	2b	75 m2	20 Nr	1500 m2	20 Nr	1500 m2
	3B	93 m2	35 Nr	3255 m2	35 Nr	3255 m2
	4b	116 m2	35 Nr	4060 m2	35 Nr	4060 m2
	5b	158 m2	5 Nr	790 m2	5 Nr	790 m2
	TOTAL AREA			100 Nr	9,895 m2	100 Nr
Scheme 7 250 dwellings	1b	58 m2	13 Nr	664 m2	2 Nr	664 m2
	2b	75 m2	50 Nr	3716 m2	15 Nr	3716 m2
	3B	93 m2	87 Nr	7679 m2	23 Nr	7679 m2
	4b	116 m2	87 Nr	10103 m2	7 Nr	10103 m2
	5b	158 m2	13 Nr	1993 m2	3 Nr	1993 m2
	TOTAL AREA			250 Nr	24155 m2	250 Nr
Scheme 8 500 dwellings	1b	58 m2	25 Nr	0 m2	25 Nr	0 m2
	2b	75 m2	100 Nr	590 m2	100 Nr	590 m2
	3B	93 m2	175 Nr	3,960 m2	175 Nr	3,960 m2
	4b	116 m2	175 Nr	4,640 m2	175 Nr	4,640 m2
	5b	158 m2	25 Nr	730 m2	25 Nr	730 m2
	TOTAL AREA			500 Nr	48310 m2	500 Nr
Scheme 9 1000 dwellings	1b	58 m2	0 No	2555 m2	2 Nr	2555 m2
	2b	75 m2	10 Nr	14864 m2	15 Nr	14864 m2
	3B	93 m2	45 Nr	30891 m2	23 Nr	30891 m2
	4b	116 m2	40 Nr	40646 m2	7 Nr	40646 m2
	5b	158 m2	5 Nr	7665 m2	3 Nr	7665 m2
	TOTAL AREA			1000 Nr	96620 m2	1000 Nr

Table 5 – Accommodation mix details 30 and 40 dph

SCHEME	DWELLING TYPES	GFA/ DWG	20 DPH	
			NO	GFA
Scheme 1 10 dwellings	2b	75 m2	2 No	150 m2
	3b	102 m2	3 No	306 m2
	4b	140 m2	4 No	560 m2
	5b	185 m2	1 No	185 m2
	TOTAL AREA			10 No
Scheme 2 25 dwellings	2b	75 m2	4 No	300 m2
	3b	102 m2	8 No	816 m2
	4b	140 m2	10 No	1400 m2
	5b	185 m2	3 No	555 m2
	TOTAL AREA			25 No
Scheme 3 50 dwellings	2b	75 m2	8 No	600 m2
	3b	102 m2	15 No	1530 m2
	4b	140 m2	20 No	2800 m2
	5b	185 m2	7 No	1295 m2
	TOTAL AREA			50 No

Table 6 – Accommodation mix details 20 dph

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The construction cost assessments for each development scenario are shown in tabulated form in Appendix A.

As part of our construction cost assessment we have also considered the policy with the emerging Neighbourhood Plan for Warton which seeks the development of 2 large strategic sites to the east and west of the village on the basis of an adjusted gross to net site area ratio of 55%. Based on this we have prepared additional cost assessments for schemes 6 (100 dwellings) to 9 (1,000 dwellings). This are included at Appendix A.

Apartments

We have also prepared construction cost assessments for three different developments of new build apartments; one is of 15 units on two floors without a lift and two are of 50 units on three floors including a lift. One of the latter schemes is an Executive style scheme which includes larger apartments. The table below summarises the apartment development typologies that we have assessed.

15 Nr apartments on 2 floors (without a lift)		
1B Flats	5 No	63.89 m2 (inc common area)
2B Flats	10 No	87.07 m2 (inc common area)
Totals	15 No	1,190 m2
50 Nr apartments on 3 floors (including lift)		
1B Flats	18 No	65.00 m2 (inc common area)
2B Flats	32 No	87.00 m2 (inc common area)
Totals	50 No	3,954 m2
50 Nr apartments on 3 floors (including lift) - Executive		
1B Flats	10 No	67.00 m2 (inc common area)
2B Flats	30 No	94.00 m2 (inc common area)
3B Flats	10 No	112.00 m2 (inc common area)
Totals	50 No	4,610 m2

Table 7 – Accommodation in Apartments

The cost details for flats are shown in tabulated form in Appendix B.

2.2 Costing methodology - Houses

Costs for the buildings:

- The dwellings themselves are costed based on their floor area. All dwellings are assumed to have two floors of the same area. The substructure costs that have been adopted are based on a rate per m2 that has been applied to the footprint area and are for normal substructures comprising simple strip footings founded at a nominal depth of 1m. Rates per m2 are derived from data held by WYG based on a large range of housing projects carried out in recent years.



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- Superstructure costs have been calculated on a rate per m² basis and applied to the gross internal floor area for each dwelling. These too are derived from data held by WYG. Each different floor area has a specific rate/m² to reflect the differing costs per m² as the dwelling size varies.
- Additional cost allowances have been made in the case of the dwellings on the executive schemes to reflect an improved level of specification considered necessary for these units.

Costs for the external works etc.:

- These are density based following an assessment of plot size from density.
- Estate roads and footpaths; area and costs assessed from plot size; including kerbs, street lighting and road drainage. Rates and prices are from our cost data base and published data.
- Work within curtilage is assessed based on areas derived from the plot size and include boundaries, parking area, paving, grassed and planting areas. Rates and prices are from our cost data base and published data.
- Drainage and incoming service supplies costs are assessed on a cost / dwelling basis and include plot drainage and an allowance for mains drainage, using typical costs. Allowance has been made for the costs of surface water attenuation.
- Public Open space: costs are based on areas defined by Fylde Council SHLAA requirements. Works include allowances for grass, trees and future maintenance. Larger schemes also include an allowance for play areas.

Costs for other matters:

- Preliminaries are costed on a cost per week for a construction period based on the sales rate.
- Fees for design, planning etc are based on % of the construction costs.
- Adjustment for costs to reflect the size of the development; large developments are more economic than small ones.
- Depending on the site typology costs for abnormal works will be included on the basis of cost/dwelling or cost/m² of the site. These include allowance for poor ground conditions or similar works and more costly site clearance.
- Contingencies are included at 5%.
- As profit will be included elsewhere within the viability appraisal, it is not included within construction costs.



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2.3 Additional items

A number of items relating to the Local Plan policy requirements and other matters are not contained in the overall rate per sq m assessment and are included as separate items by Keppie Massie in preparing the overall viability assessments. These include:

- Costs for abnormals, except as stated in relation to previously developed/brownfield sites, opening up and Section 278 works or similar, off-site works and incoming infrastructure/service reinforcement.
- Allowance for rainwater housing will require the addition of £3,000/dwelling should it be required
- Allowance for the additional costs of dwellings suited to the elderly would be £2,650/dwelling. This would include Low Surface Temperature radiators, lever taps and hot water temperature control, 35 degree staircases and 2m2 extra floor area to allow for the area of the shallower stair.
- Allowance for Lifetime Homes would require the addition of £1,100 per dwelling assuming that the dwellings are themselves large enough to accommodate the circulation requirements and need to provide ground floor bedroom and shower room.
- Allowance for opening- up costs for greenfield sites, in the form of increased access costs and service reinforcement can be added as follows

No Dwellings	Cost per dwelling
0-14	£0
15-49	£2,750
50-99	£4,000
100-199	£5,000
200+	£7,500

Table 8 – Opening up costs

2.4 Costing methodology – Apartments

The methodology that has been adopted is generally as for the houses. In the case of the Executive scheme, additions have been made to the cost/m2, in comparison with the standard apartments to reflect an improved level of specification.

- Floor areas include common areas; the common areas for the Executive apartments have been increased from those for the standard flats, by 2m2 per flat.
- External areas are assumed based on the areas regarded as necessary per apartment.



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- Exclusions are as houses. In addition the cost assessment for apartments does not include estate roads as this form of development is costed on the basis of a 'stand alone' development served by existing roads, or roads developed separately.
- The cost details shown in appendix B indicate the external works and similar costs.



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2.5 Outline Specification assumed

WYG have assumed the following outline specification for the purposes of assessing the construction costs of the dwellings of standard specification.

Generally	
National Housing Standards	The dwellings are sized to comply with the National Housing Standards
Building regulations	All works will comply with the current Building Regulations in force.
NHBC	All works will comply with the current NHBC requirements (or similar) in force.
Code for Sustainable Homes	It has been assumed the dwellings will not be required comply with the Code for Sustainable Homes.
Substructures	
Foundations (normal)	Standard strip footings at nominally 1m deep have been assumed to the external walls and party walls.
Ground floors	In situ concrete with insulation and screed over.
Superstructures	
Staircases	Standard timber stairs with timber balustrades. Concrete stairs to apartments
Upper floors	Chipboard floor boarding on timber joists. Concrete floors to apartments complying with acoustic and fire requirements of the Building Regulations
External walls	Facing brick, with some detailing, externally; cavity fully filled with insulation, and blockwork inner skin.
Roof	Pitched roof with concrete tiles and trussed timber structure.
Roof insulation	400mm fibreglass quilt at ceiling level.
Rainwater installation	uPVC gutters and downpipes. Rainwater harvesting assumed on specific sites
Windows	uPVC framed windows with double glazing.
External doors	uPVC or similar front and rear doors.
Internal walls and partitions	Generally of studwork within dwellings, with insulation and plasterboard. Party walls in concrete blockwork to meet the acoustic and fire requirements of the Building Regulations
Internal doors	Hollow core doors with timber veneer appearance and ironmongery, frames in softwood, gloss painted. Doors to and within flats will be fire rated in accordance with the Building Regulations.
Floor finishes	No applied floor finishes; painted softwood skirtings. Carpet finish to common areas of flats.

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Wall finishes	Plasterboard dry lining with skim and emulsion paint finishes. Ceramic tiling included as splashbacks in bathrooms and in shower areas to 1.8m high.
Ceiling finishes	Plasterboard with skim and emulsion paint finish.
Fittings	Kitchen fittings of medium to basic quality; no white goods or appliances. Additional costs included for Executive schemes make some allowance for higher quality.
Sanitary fittings	Bath in white acrylic, WCs and wash basins in white ceramic with taps, wastes etc.
Plumbing installation	Soil and waste pipework in uPVC generally boxed in. Hot and cold water pipework in plastic pipework with insulation.
Heating installation	Gas fired high efficiency combination condensing boiler with radiators, controls etc.
Electrical installation	Wiring for power and lighting. Switches and socket outlets in white plastic. All fittings with Low energy lamps. No decorative fittings included. Smoke detectors included.
TV aerial installation	Cable points in Living Room and Main bedroom; containment to roof space or aerial point. No aerial included.
Telephone installation	Conduit installation to points in Living Room and Main Bedroom to all units.
Lift installation	Not included except within the larger flat developments in which a single lift is assumed
Externally	
House drives	Black tarmacadam on suitable base and sub-base.
Paving	Pre-cast concrete flags on compacted granular fill generally.
Grassed areas	Topsoil with grass seed generally (turf to front gardens). Topsoil thickness 150mm
Fencing – rear	In treated softwood and as indicated on the drawings/site plan
Fencing – front	None; open plan assumed except where railings are indicated on the site plan
Roads and footpaths	Adopted roads to adoption standards in black tarmacadam with street lighting, concrete kerbs and road drainage. Footpaths in precast concrete flags to adoptable standards. Roads to courts and parking areas and access to flats assumed to be non-adopted but to similar specification to adopted roads.
Drainage	Drainage in UPVC pipework with inspection chambers and manholes. Collector drains and drains beyond curtilage are to be adopted. Allowance for surface water attenuation has been made. General further SUDS requirements will be met using the Public Open Space.

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Incoming services	Service supplies for <ul style="list-style-type: none"> • Gas • Electricity • Water • Telephone – duct only from road
Additional costs for executive dwellings	Allowance has been made for additional costs which will include improved kitchens and finishes

Table 9 – Specification details

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3 Non-residential developments

3.1 Range of developments

A number of different non –residential development types have been costed, as shown in the table below:

Type	Location	Floor area (ft2)	Floor area (m2)	Site areas (m2)
Offices	Out of Town	5,000 ft2	464 m2	559 m2
Offices	Out of Town	10,000 ft2	929 m2	1,108 m2
Offices	Out of Town	20,000 ft2	1,857 m2	2,200 m2
Industrial B2/B8	All areas	5,000 ft2	464 m2	705 m2
Industrial B2/B8	All areas	20,000 ft2	1,857 m2	2,767 m2
Industrial B2/B8	All areas	50,000 ft2	4,643 m2	9,744m2
Industrial B2/B8	All areas	100,000 ft2	9,287 m2	19,437 m2
Retail (Food store - Convenience)	Out of Town	3,000 ft2	279 m2	657 m2
Retail (Food store - Convenience)	Out of Town	10,000 ft2	929 m2	2,310 m2
Retail (Food store - Convenience)	Out of Town	30,000 ft2	2,786 m2	6,881 m2
Non food retail (Out of Town)	Out of Town	3,000 ft2	279 m2	287 m2
Non food retail (Out of Town)	Out of Town	10,000 ft2	929 m2	1,922 m2
Non food retail (Out of Town)	Out of Town	35,000 ft2	3,250 m2	5,719 m2
Hotel	All areas	30,000 ft2	2,786 m2	3,013 m2
Food and Drink (Pub/Restaurant)	Town Centre	5,000 ft2	464 m2	1.723 m2
Car Showroom	All areas	10,000 ft2	929 m2	8,765 m2
Residential Institutional (100 Bed)	All areas	90,000 ft2	8,358 m2	4,651 m2
Care/Nursing Home (50 Bed)	All areas	40,000 ft2	3,715 m2	2,793 m2
100 pitch caravan park (mobile)	All areas	3,876 ft2	360 m2	21,589 m2

Table 10 – Non-residential developments – areas of buildings and sites

The costs are given in tabulated form in Appendix C.



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3.2 Costing methodology

Costs for the buildings:

- Normal substructures and superstructures based on costs per m2 from BCIS for buildings of the same type and comparable size. BCIS data have been adjusted for location and brought up to date as necessary.

Costs for the external works etc.:

- Areas based on parking requirements with allowances for circulation and landscaped areas, footpaths etc.

Costs for other matters

- Preliminaries are costed within the costs per m2 derived from BCIS published cost data for the buildings.
- Fees for design, planning etc are based on a percentage of the construction costs.
- Contingencies will be included at 5%.
- Construction profit is included within the costs.
- Abnormal works will be included on the basis of cost/m2 of the building or cost/m2 of the site. These would include allowance for poor ground conditions or similar.

Caravan Park

- The basis for the caravan park costs is as follows:
 - Plots for 100 tourers (not statics)
 - No hardstandings; plots all grass
 - All plots with electrical and water connections
 - Internal road; 5m wide
 - Inclusion of toilet/shower block/laundry - 185 m2
 - Inclusion of reception/office - 75 m2
 - Inclusion of shop - 100 m2

The cost does not include:

- Any major groundwork; ground assumed to be levelled and regrassed



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- Any contamination/remediation costs
- Costs of facilities beyond those stated
- Service connections substantially outside the site boundary
- Works beyond the site boundary
- VAT is excluded but is likely be chargeable on all costs

Exclusions

- Costs for abnormals except as stated in relation to previously developed/brownfield sites, and sustainability works, Section 278 works or similar, off-site works and incoming infrastructure.
- Contingencies

WYG have included within the costs for all schemes, whether residential or non-residential, an allowance for unknowns and risk in the amount of 5% which we consider is reasonable.

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APPENDIX A – Summaries of costs for generic residential sites - Houses



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LOCAL PLAN ECONOMIC VIABILITY APPRAISAL - TYPICAL COSTS FOR RESIDENTIAL - HOUSES

Summary for density 30 dwellings per hectare

26 August 2015

GREEN FIELD SITE - Standard quality				
	Total Cost	Av Cost per dwelling	Av cost per m2	Sales rate and Construction period
Scheme 1 4 dwellings	£ 417,504	£ 104,376	£ 1,107	n/a/m 9 months
Scheme 2 10 dwellings	£ 995,041	£ 99,504	£ 1,002	n/a/m 11 months
Scheme 3 25 dwellings	£ 2,457,022	£ 98,281	£ 994	3/m 17 months
Scheme 4 50 dwellings	£ 4,745,584	£ 94,912	£ 959	3/m 26 months
Scheme 5 75 dwellings	£ 6,983,652	£ 93,115	£ 941	3/m 34 months
Scheme 6 100 dwellings	£ 9,129,980	£ 91,300	£ 923	3/m 42 months
Scheme 7 250 dwellings	£ 21,616,709	£ 86,467	£ 895	5/m 59 months
Scheme 8 500 dwellings	£ 42,122,549	£ 84,245	£ 872	5/m 109 months
Scheme 9 1000 dwellings	£ 84,018,849	£ 84,019	£ 870	5/m 209 months

BROWN FIELD SITE - Standard quality				
	Total Cost	Av Cost per dwelling	Av cost per m2	Sales rate and Construction period
Scheme 1 4 dwellings	£ 441,497	£ 110,374	£ 1,171	n/a/m 9 months
Scheme 2 10 dwellings	£ 1,056,241	£ 105,624	£ 1,064	n/a/m 11 months
Scheme 3 25 dwellings	£ 2,615,641	£ 104,626	£ 1,058	3/m 17 months
Scheme 4 50 dwellings	£ 5,054,149	£ 101,083	£ 1,021	3/m 26 months
Scheme 5 75 dwellings	£ 7,439,508	£ 99,193	£ 1,002	3/m 34 months
Scheme 6 100 dwellings	£ 9,725,933	£ 97,259	£ 983	3/m 42 months



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LOCAL PLAN ECONOMIC VIABILITY APPRAISAL - TYPICAL COSTS FOR RESIDENTIAL - HOUSES

Summary for density 30 dwellings per hectare

26 August 2015

Assumptions

Floor areas as provided

Site areas derived from densities required

Fees - variable depending on project size

Contingencies - 5% throughout

No abnormal development costs

VAT excluded from all costs

Contractor's profit excluded

No allowance for Code for Sustainable Homes compliance

See notes and specification details attached



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LOCAL PLAN ECONOMIC VIABILITY APPRAISAL - TYPICAL COSTS FOR RESIDENTIAL - HOUSES

Summary for density 40 dwellings per hectare

26 August 2015

GREEN FIELD SITE - Standard quality				
	Total Cost	Av Cost per dwelling	Av cost per m2	Sales rate and Construction period
Scheme 1 4 dwellings	£ 408,597	£ 102,149	£ 1,084	n/a/m 9 months
Scheme 2 10 dwellings	£ 979,540	£ 97,954	£ 986	n/a/m 11 months
Scheme 3 25 dwellings	£ 2,411,138	£ 96,446	£ 975	3/m 17 months
Scheme 4 50 dwellings	£ 4,656,441	£ 93,129	£ 941	3/m 26 months
Scheme 5 75 dwellings	£ 6,851,917	£ 91,359	£ 923	3/m 34 months
Scheme 6 100 dwellings	£ 8,957,733	£ 89,577	£ 905	3/m 42 months
Scheme 7 250 dwellings	£ 21,147,237	£ 84,589	£ 875	5/m 59 months
Scheme 8 500 dwellings	£ 41,206,874	£ 82,414	£ 853	5/m 109 months
Scheme 9 1000 dwellings	£ 82,191,314	£ 82,191	£ 851	5/m 209 months

BROWN FIELD SITE - Standard quality				
	Total Cost	Av Cost per dwelling	Av cost per m2	Sales rate and Construction period
Scheme 1 4 dwellings	£ 431,092	£ 107,773	£ 1,143	n/a/m 9 months
Scheme 2 10 dwellings	£ 1,037,066	£ 103,707	£ 1,044	n/a/m 11 months
Scheme 3 25 dwellings	£ 2,558,494	£ 102,340	£ 1,035	3/m 17 months
Scheme 4 50 dwellings	£ 4,943,118	£ 98,862	£ 998	3/m 26 months
Scheme 5 75 dwellings	£ 7,275,426	£ 97,006	£ 980	3/m 34 months
Scheme 6 100 dwellings	£ 9,511,391	£ 95,114	£ 961	3/m 42 months



FYLDE COUNCIL

LOCAL PLAN ECONOMIC VIABILITY APPRAISAL - TYPICAL COSTS FOR RESIDENTIAL - HOUSES

Summary for density 40 dwellings per hectare

26 August 2015

Assumptions

Floor areas as provided

Site areas derived from densities required

Fees - variable depending on project size

Contingencies - 5% throughout

No abnormal development costs

VAT excluded from all costs

Contractor's profit excluded

No allowance for Code for Sustainable Homes compliance

See notes and specification details attached



**FYLDE COUNCIL
LOCAL PLAN ECONOMIC VIABILITY APPRAISAL - TYPICAL COSTS FOR RESIDENTIAL - HOUSES**

**Summary for density 20 dwellings per hectare
Alternative Accommodation Mix**

26 August 2015

GREEN FIELD SITE - Intermediate quality				
	Total Cost	Av Cost per dwelling	Av cost per m2	Sales rate and Construction period
Scheme 1 10 dwellings	£ 1,125,446	£ 112,545	£ 937	n/a /m 9 months
Scheme 2 25 dwellings	£ 2,891,953	£ 115,678	£ 942	2 /m 22 months
Scheme 3 50 dwellings	£ 5,752,841	£ 115,057	£ 924	2 /m 34 months

BROWN FIELD SITE - Intermediate quality				
	Total Cost	Av Cost per dwelling	Av cost per m2	Sales rate and Construction period
Scheme 1 10 dwellings	£ 1,188,929	£ 118,893	£ 990	n/a/m 9 months
Scheme 2 25 dwellings	£ 3,096,072	£ 123,843	£ 1,008	2/m 22 months
Scheme 3 50 dwellings	£ 6,168,310	£ 123,366	£ 991	2/m 34 months

Mix details	Scheme 1	Scheme 2	Scheme 3
2 Bed semi (75 m2)	2 nr	4 nr	8 nr
3 Bed detached (102 m2)	3 nr	8 nr	15 nr
4 Bed detached (140 m2)	4 nr	10 nr	20 nr
5 Bed detached (185 m2)	1 nr	3 nr	7 nr
TOTALS	10 nr	25 nr	50 nr
TOTAL FLOOR AREA	1201 m2	3071 m2	6225 m2
NET SITE AREA	5000 m2	12500 m2	25000 m2
GROSS SITE AREA	6250 m2	15625 m2	31250 m2

Assumptions

- Floor areas as provided
- Site areas derived from densities required
- Fees - variable depending on project size
- Floor finishes
- Sundries
- VAT excluded from all costs
- Contractor's profit excluded



FYLDE COUNCIL

LOCAL PLAN ECONOMIC VIABILITY APPRAISAL - TYPICAL COSTS FOR RESIDENTIAL - HOUSES

Summary for density 30 dwellings per hectare

26 August 2015

Net to Gross site areas 55%

GREEN FIELD SITE - Standard quality				
	Total Cost	Av Cost per dwelling	Av cost per m2	Sales rate and Construction period
Scheme 6 100 dwellings	£ 9,398,418	£ 93,984	£ 950	3/m 42 months
Scheme 7 250 dwellings	£ 22,094,088	£ 88,376	£ 915	5/m 59 months
Scheme 8 500 dwellings	£ 43,053,578	£ 86,107	£ 891	5/m 109 months
Scheme 9 1000 dwellings	£ 85,877,028	£ 85,877	£ 889	5/m 209 months

BROWN FIELD SITE - Standard quality				
	Total Cost	Av Cost per dwelling	Av cost per m2	Sales rate and Construction period
Scheme 6 100 dwellings	£ 10,071,271	£ 100,713	£ 1,018	3/m 42 months
Scheme 7 250 dwellings	£ 25,465,324	£ 94,843	£ 982	5/m 59 months
Scheme 8 500 dwellings	£ 45,129,906	£ 90,260	£ 934	5/m 109 months
Scheme 9 1000 dwellings	£ 90,021,032	£ 90,021	£ 932	5/m 209 months

Assumptions

- Floor areas as provided
- Site areas derived from densities required
- Fees - variable depending on project size
- Contingencies - 5% throughout
- No abnormal development costs
- VAT excluded from all costs
- Contractor's profit excluded
- No allowance for Code for Sustainable Homes compliance
- See notes and specification details attached

Fylde Council – Local Plan Construction Cost Assessments



APPENDIX B - Summaries of costs for generic residential sites - Apartments



**FYLDE COUNCIL
LOCAL PLAN ECONOMIC VIABILITY APPRAISAL**

TYPICAL COSTS FOR RESIDENTIAL - FLATS

30 August 2015

Scheme of 15 units on two floors; infill site off existing roads off; no lift

1b flat	5 Nr	55.00 m2	275.00 m2
2b flat	10 Nr	75.00 m2	750.00 m2
Average GFA/ unit =			68.33 m2
Addition for common areas			11.00 m2
Total GFA Average			79.33 m2

Costs for single flat

Substructures	79.33 m2	£ 73.77 /m2	£5,852
Superstructures	79.33 m2	£ 669.17 /m2	£53,088
Total		£ 743 /m2	£58,940
External works			
Entrance roads	0 m2		
Footpath to entrance road	0 m2		
Road crossing	1 Nr	£2,635	£2,635
Car parking; tarmacadam; 1 space / flat +	21 m2	£ 52.69 /m2	£1,096
Kerbs, lighting and drainage to above	21 m2	£ 20.02 /m2	£416
Paving, paths etc; assumed at 12 m2 / flat	12 m2	£ 33.72 /m2	£405
Grassed area	10 m2	£ 8.43 /m2	£84
Bin stores	1 Nr	£263	£263
Allowance for fences, railings and gates	1 Nr	£527	£527
Site clearance	83 m2	£ 3.69 /m2	£307
Drainage including attenuation	1 Nr	£2,529	£2,529
Incoming services	1 Nr	£3,952	£3,952
Preliminaries (cost per unit per week)	30 weeks	£395	£11,855

Total Costs of single flat **£83,010**

Fees	7.50%	£6,226
Contingencies	5.00%	£4,462

TOTAL FOR SINGLE FLAT **£93,697**

Less Contractor's profit and overheads included	-7.00%	-£6,559
---	--------	----------------

TOTAL COSTS FOR SINGLE FLAT **£87,139**

SCHEME COST FOR 15No FLATS **£1,307,079**
Cost/m2 **£1,098.39**

Site area	1359 m2
Average site area per flat	136 m2



**FYLDE COUNCIL
LOCAL PLAN ECONOMIC VIABILITY APPRAISAL**

TYPICAL COSTS FOR RESIDENTIAL - FLATS

STANDARD MIX

Scheme of 50 units on three floors including lift; off existing road (no access road included)

26 August 2015

	1B	18 Nr	2B	32 Nr	3B	0 Nr	TOTALS
GFA/ unit =	55.00 m2		75.00 m2		102.19 m2		
Addition for common areas (inc lift)	10.00 m2		12.00 m2		15.00 m2		
Total GFA for each type	65.00 m2		87.00 m2		117.19 m2		3954 m2
<u>Costs for single flat</u>							
Substructures	65.00 m2	£ 54.45 /m2	87.00 m2	£ 54.45 /m2	117.00 m2	£ 54.45 /m2	£215,284
Superstructures	65.00 m2	£ 653.37 /m2	87.00 m2	£ 653.37 /m2	117.00 m2	£ 653.37 /m2	£2,583,414
Lift	65.00 m2	£ 8.43 /m2	87.00 m2	£ 8.43 /m2	117.00 m2	£ 8.43 /m2	£33,334
Total		£ 716.24 /m2		£ 716.24 /m2		£ 716.24 /m2	£2,832,033
External works							
Entrance road	15 m2	£ 57.96 /m2	15 m2	£ 57.96 /m2	15 m2	£ 57.96 /m2	£43,470
Footpath to entrance road	12 m2	£ 36.88 /m2	12 m2	£ 36.88 /m2	12 m2	£ 36.88 /m2	£22,130
Road crossing		£2,634.54		£2,634.54		£2,634.54	£0
Car parking; tarmacadam; 1 space / flat + 60% circulation	21 m2	£ 52.69 /m2	21 m2	£ 52.69 /m2	21 m2	£ 52.69 /m2	£1,096
Kerbs, lighting and drainage to above	21 m2	£ 20.02 /m2	21 m2	£ 20.02 /m2	21 m2	£ 20.02 /m2	£416
Paving, paths etc; assumed at 12 m2 / flat	12 m2	£ 33.72 /m2	12 m2	£ 33.72 /m2	12 m2	£ 33.72 /m2	£405
Grassed area	10 m2	£ 8.43 /m2	10 m2	£ 8.43 /m2	10 m2	£ 8.43 /m2	£84
Bin stores	1 Nr	£263.45	1 Nr	£263.45	1 Nr	£263.45	£263
Allowance for fences, railings and gates	1 Nr	£526.91	1 Nr	£526.91	1 Nr	£526.91	£527
Site clearance	118 m2	£ 3.69 /m2	118 m2	£ 3.69 /m2	112 m2	£ 3.69 /m2	£412
Drainage including attenuation	1 Nr	£2,529.16	1 Nr	£2,529.16	1 Nr	£2,529.16	£2,529
Incoming services	1 Nr	£3,951.82	1 Nr	£3,951.82	1 Nr	£3,951.82	£3,952
Preliminaries (cost per unit per week)	60 weeks	£158.07	60 weeks	£158.07	60 weeks	£158.07	£9,484
Total Costs of single flat		£67,059		£82,817		£104,281	£3,857,197
Fees		£4,694		£5,797		£7,300	£270,004
Contingencies		£3,588		£4,431		£5,579	£206,360
TOTAL FOR SINGLE FLAT		£75,341		£93,044		£117,160	£4,333,560
Less Contractor's profit and overheads included		£5,274		£6,513		£8,201	£303,349
TOTAL COSTS FOR SINGLE FLAT		£80,615		£99,558		£125,361	£4,636,909
SCHEME COST FOR 50 No FLATS		£1,451,068		£3,185,841		£0	£4,636,909
Cost/m2		£ 1,240 /m2		£ 1,144 /m2		£ 1,070 /m2	£ 1,173 /m2
Site area		4894 m2		98 m2			
Average site area per flat		98 m2					



**FYLDE COUNCIL
LOCAL PLAN ECONOMIC VIABILITY APPRAISAL**

TYPICAL COSTS FOR RESIDENTIAL - FLATS (EXECUTIVE)

ALTERNATIVE MIX

Scheme of 50 units on three floors including lift; off existing road (no access road included)

26 August 2015

	1B	10 Nr	2B	30 Nr	3B	10 Nr	TOTALS
GFA/ unit =	55.00 m2		80.00 m2		95.00 m2		
Addition for common areas (inc lift)	12.00 m2		14.00 m2		17.00 m2		
Total GFA for each type	67.00 m2		94.00 m2		112.00 m2		461.0 m2
<u>Costs for single flat</u>							
Substructures	67.00 m2	£ 58.93 /m2	94.00 m2	£ 58.93 /m2	112.00 m2	£ 58.93 /m2	£271,673
Superstructures	67.00 m2	£ 741.39 /m2	94.00 m2	£ 741.39 /m2	112.00 m2	£ 741.39 /m2	£3,417,817
Lift	67.00 m2	£ 7.70 /m2	94.00 m2	£ 7.70 /m2	112.00 m2	£ 7.70 /m2	£35,493
Total		£ 808.02 /m2		£ 808.02 /m2		£ 808.02 /m2	£3,724,982
External works							
Entrance road	15 m2	£ 62.73 /m2	15 m2	£ 62.73 /m2	15 m2	£ 62.73 /m2	£47,050
Footpath to entrance road	12 m2	£ 39.92 /m2	12 m2	£ 39.92 /m2	12 m2	£ 39.92 /m2	£23,953
Road crossing		£2,851.51		£2,851.51		£2,851.51	£0
Car parking; tarmacadam; 1 space / flat + 60% circulation	21 m2	£ 57.03 /m2	21 m2	£ 57.03 /m2	21 m2	£ 57.03 /m2	£1,186
Kerbs, lighting and drainage to above	21 m2	£ 21.67 /m2	21 m2	£ 21.67 /m2	21 m2	£ 21.67 /m2	£451
Paving, paths etc; assumed at 12 m2 / flat	12 m2	£ 36.50 /m2	12 m2	£ 36.50 /m2	12 m2	£ 36.50 /m2	£438
Grassed area	10 m2	£ 9.12 /m2	10 m2	£ 9.12 /m2	10 m2	£ 9.12 /m2	£91
Bin stores	1 Nr	£285.15	1 Nr	£285.15	1 Nr	£285.15	£285
Allowance for fences, railings and gates	1 Nr	£1,710.90	1 Nr	£1,710.90	1 Nr	£1,710.90	£1,711
Site clearance	118 m2	£ 3.99 /m2	118 m2	£ 3.99 /m2	118 m2	£ 3.99 /m2	£470
Drainage including attenuation	1 Nr	£2,737.45	1 Nr	£2,737.45	1 Nr	£2,737.45	£2,737
Incoming services	1 Nr	£4,277.26	1 Nr	£4,277.26	1 Nr	£4,277.26	£4,277
Preliminaries (cost per unit per week)	60 weeks	£171.09	60 weeks	£171.09	60 weeks	£171.09	£513,271
Total Costs of single flat				£99,286			£4,891,586
Fees		7.00%		£6,950		7.00%	£342,411
Contingencies		5.00%		£5,312		5.00%	£261,700
TOTAL FOR SINGLE FLAT				£111,548			£5,495,697
Less Contractor's profit and overheads included				£7,808		7.00%	£384,699
TOTAL COSTS FOR SINGLE FLAT				£119,356			£5,880,396
SCHEME COST FOR 50 No FLATS				£931,300			£1,368,414
Cost/m2		£ 1,390 /m2		£ 1,270 /m2		£ 1,222 /m2	£ 1,276 /m2
Site area		5127 m2					
Average site area per flat		103 m2					

Fylde Council – Local Plan Construction Cost Assessments



APPENDIX C - Summaries of costs for non-residential sites



FYLDE LOCAL PLAN - SUMMARY OF CONSTRUCTION COSTS FOR NON-RESIDENTIAL DEVELOPMENTS

Type	Location	No floors	Floor area (ft2)	Floor area (m2)	Site area (ft2)	Site areas (m2)	Base cost	Extra cost for Brownfield site	Total for Brownfield site	TOTAL COST	BREEAM assumed addition for Very	OVERALL TOTAL COST	Fee % included	Constrn period	Car Park spaces
Offices	Out of Town	2 Nr	5,000 ft2	464 m2	6,023 ft2	559 m2	£ 1,698 /m2	£ 47.01 /m2	£ 1,745 /m2	£810,275	0.5%	£814,327	12%	7 months	10 No
Offices	Out of Town	2 Nr	10,000 ft2	929 m2	11,928 ft2	1,108 m2	£ 1,556 /m2	£ 46.97 /m2	£ 1,603 /m2	£1,488,643	0.5%	£1,496,086	12%	10 months	20 No
Offices	Out of Town	2 Nr	20,000 ft2	1,857 m2	23,688 ft2	2,200 m2	£ 1,413 /m2	£ 46.94 /m2	£ 1,460 /m2	£2,711,634	0.5%	£2,725,192	11%	14 months	41 No
Industrial B2/B8	All areas	1 Nr	5,000 ft2	464 m2	7,594 ft2	705 m2	£ 777 /m2	£ 48.02 /m2	£ 825 /m2	£383,091	0.3%	£384,240	9%	4 months	7 No
Industrial B2/B8	All areas	1 Nr	20,000 ft2	1,857 m2	29,794 ft2	2,767 m2	£ 593 /m2	£ 47.93 /m2	£ 641 /m2	£1,190,436	0.3%	£1,194,008	7%	8 months	27 No
Industrial B2/B8	All areas	1 Nr	50,000 ft2	4,643 m2	104,920 ft2	9,744 m2	£ 605 /m2	£ 49.90 /m2	£ 655 /m2	£3,040,950	0.3%	£3,050,073	7%	10 months	161 No
Industrial B2/B8	All areas	1 Nr	100,000 ft2	9,287 m2	209,301 ft2	19,437 m2	£ 597 /m2	£ 49.88 /m2	£ 647 /m2	£6,007,444	0.3%	£6,025,467	6%	12 months	321 No
Retail (Food store - Convenience)	Out of Town	1 Nr	3,000 ft2	279 m2	7,077 ft2	657 m2	£ 1,161 /m2	£ 50.74 /m2	£ 1,212 /m2	£337,595	0.7%	£339,958	8%	5 months	13 No
Retail (Food store - Convenience)	Out of Town	1 Nr	10,000 ft2	929 m2	24,869 ft2	2,310 m2	£ 1,079 /m2	£ 51.16 /m2	£ 1,130 /m2	£1,049,550	0.7%	£1,056,897	7%	9 months	43 No
Retail (Food store - Convenience)	Out of Town	1 Nr	30,000 ft2	2,786 m2	74,096 ft2	6,881 m2	£ 997 /m2	£ 51.10 /m2	£ 1,048 /m2	£2,920,042	0.7%	£2,940,482	5%	0 months	215 No
Non food retail (Out of Town)	OUT OF TOWN	1 Nr	3,000 ft2	279 m2	3,086 ft2	287 m2	£ 1,158 /m2	£ 49.91 /m2	£ 1,208 /m2	£336,528	0.7%	£338,884	8%	5 months	9 No
Non food retail (Out of Town)	OUT OF TOWN	1 Nr	10,000 ft2	929 m2	20,701 ft2	1,922 m2	£ 1,027 /m2	£ 49.81 /m2	£ 1,077 /m2	£1,000,007	0.7%	£1,007,007	7%	8 months	31 No
Non food retail (Out of Town)	OUT OF TOWN	1 Nr	30,000 ft2	2,786 m2	61,580 ft2	5,719 m2	£ 997 /m2	£ 49.75 /m2	£ 1,047 /m2	£2,916,283	0.7%	£2,936,697	6%	10 months	92 No
Hotel	All areas	2 Nr	35,000 ft2	3,250 m2	32,439 ft2	3,013 m2	£ 1,413 /m2	£ 46.11 /m2	£ 1,459 /m2	£4,742,652	1.0%	£4,790,079	12%	12 months	43 No
Food and Drink (Pub/Restaurant)	Town Centre	2 Nr	5,000 ft2	464 m2	18,550 ft2	1,723 m2	£ 1,754 /m2	£ 55.11 /m2	£ 1,809 /m2	£840,040	1.0%	£848,440	12%	11 months	53 No
Car Showroom	All areas	1 Nr	10,000 ft2	929 m2	94,383 ft2	8,765 m2	£ 2,216 /m2	£ 73.63 /m2	£ 2,290 /m2	£2,126,331	1.0%	£2,147,594	5%	8 months	N/A
Residential Institutional (50 Bed)	All areas	3 Nr	90,000 ft2	8,358 m2	50,081 ft2	4,651 m2	£ 1,383 /m2	£ 44.91 /m2	£ 1,428 /m2	£11,934,638	1.5%	£12,113,658	12%	15 months	50 No
Care/Nursing Home (50 Bed)	All areas	2 Nr	40,000 ft2	3,715 m2	30,079 ft2	2,793 m2	£ 1,570 /m2	£ 45.55 /m2	£ 1,616 /m2	£6,001,283	1.5%	£6,091,302	12%	12 months	25 No
100 pitch caravan park (see notes)	All areas	1 Nr	3,876 ft2	360 m2	232,468 ft2	21,589 m2		£ 12,697 /pitch			0.5%	£1,269,710	5%	5 months	N/A



FYLDE COUNCIL

Outline construction costs for specific residential sites

Whitehills 11 - Residential

Green/Brownfield

Site area	Gross	108000 m2			
	Net	65455 m2			
Number of dwellings		226 No			
Density		35 dph			
Mix	GFA				Cost per unit 35 dph
1 beds	58 m2	624 ft2	5.00%	11 No	£52,841
2 beds	75 m2	807 ft2	20.00%	45 No	£71,250
3 beds	93 m2	1001 ft2	35.00%	80 No	£79,995
4 beds	116 m2	1250 ft2	35.00%	79 No	£98,286
5 beds	158 m2	1700 ft2	5.00%	11 No	£124,778
				226 No	£19,324,233

Allowance for abnormals

Extra site clearance (25% site)	16364 m2	£ 3.00 /m2	£49,091
Extra cost of piled foundations (25% site)	5589 m2	£ 50.00 /m2	£279,438

TOTAL COST

£19,652,762

Notes

Piling assumed required.

Existing buildings assumed free of hazardous materials

All costs are at August 2015 levels with no allowance for inflation



FYLDE COUNCIL

Outline construction costs for specific sites

29/01/2015

Name	Whitehills 11
Usage	Industrial (part)
Site area (m2)	62100 m2
Net dev area	62100 m2
Floor area (m2)	26500 m2
Footprint area (m2)	26500 m2
External area (m2)	35600 m2
Green/ Brown	Brown/Green

Costs

Building construction (inc preliminaries, allocated by cost)	26500 m2	£11,853,601
Drains	Item	£708,000
External areas	35600 m2	£2,685,990
Boundaries and sundries	62100 m2	£502,006
Preliminaries (on works exc building)	10%	£318,800
Fees (on all)	6%	£921,624
Contingencies (on all)	5%	£814,101
Total		<u>£17,096,121</u>

Abnormals

Extra site clearance (25% Of site assumed)	15525 m2	£46,575
Allowance for additional foundation costs (25% of building area assumed)		
Allowance for off-site transport infrastructure	Item	£1,000,000
Allowance for off-site waste water infrastructure	Item	£300,000
Allowance for minor demolition	Item	£100,000
Allowance for constraints due to pylons/overhead cables	Item	£150,000

TOTAL OUTLINE ESTIMATED COSTS

£18,692,696

Notes and Exclusions

All costs are at August 2015 levels with no allowance for inflation
Contamination; site assumed uncontaminated

Allowances for off-site infrastructure are made without benefit of
knowledge of scope or design



FYLDE COUNCIL

Outline construction costs for specific residential sites

Whitehills 2- Residential

Brownfield

Site area	Gross			191500 m2		
	Net			116061 m2		
Number of dwellings				422 No		
Density				36 dph		
						Cost per unit 35
Mix	GFA					dph
1 beds	58 m2	624 ft2	5.00%	21 No		£52,161
2 beds	75 m2	807 ft2	20.00%	84 No		£70,335
3 beds	93 m2	1001 ft2	35.00%	148 No		£78,966
4 beds	116 m2	1250 ft2	35.00%	148 No		£97,022
5 beds	158 m2	1700 ft2	5.00%	21 No		£123,174
				422 No		£35,636,301

Allowance for abnormal

Extra site clearance (25% site)	116061 m2	£ 3.00 /m2	£348,182
Extra cost of piled foundations (25% site)	41768 m2	£ 50.00 /m2	£2,088,400
Allowance for remediation	422 No	£2,500	£1,055,000
Provision of Local Centre	1000 m2	£ 1,350 /m2	£1,350,000
TOTAL COST			£40,477,883

Notes

Piling assumed required.

All costs are at August 2015 levels with no allowance for inflation

Local Centre assumed to 1000m2 building for Community use and (say) doctor's surgery

All costs are at August 2015 levels with no allowance for inflation



FYLDE COUNCIL

Outline construction costs for specific residential sites

EDS Heyhouses				Brownfield		
Site area	Gross	45949 m2				
	Net	27848 m2				
Number of dwellings			84 No			
Density			30 dph			
Mix	GFA				Cost per unit 30 dph	
1 beds	58 m2	624 ft2	5.00%	4 No	£52,065	
2 beds	75 m2	807 ft2	20.00%	17 No	£70,179	
3 beds	93 m2	1001 ft2	35.00%	30 No	£78,798	
4 beds	116 m2	1250 ft2	35.00%	29 No	£96,810	
5 beds	158 m2	1700 ft2	5.00%	4 No	£122,865	
				84 No	£7,064,193	
Allowance for abnormal						
Demolitions		8545 m2	£ 22.00 /m2		£187,990	
Extra site clearance		30000 m2	£ 3.00 /m2		£90,000	
Allowances for unction improvements			Item		£50,000	
Substation		1 No	£60,000		£60,000	
Extra cost of piled foundations		8293 m2	£ 50.00 /m2		£414,650	
TOTAL COST					£7,866,833	

Notes

Piling assumed required.

All costs are at August 2015 levels with no allowance for inflation